



## **MINUTES OF THE MEETING**

### **MEETING SUMMARY**

Regular Bi-monthly Meeting  
Wednesday, September 6, 2017, 6:45 PM  
City of Sammamish Council Chambers

### **COMMISSIONERS PRESENT**

Eric Brooks, Pos. 1  
Roisin O'Farrell, Pos. 2  
Shanna Collins, Pos. 3, Chair  
Larry Crandall, Pos. 4, Vice-Chair  
Jane Garrison, Pos. 5  
Matthew Petrich, Pos. 6  
Nancy Anderson, Pos. 7

### **STAFF PRESENT**

Kellye Hilde, Planning Manager  
Doug McIntyre, AICP, Senior Planner  
Cheryl Paston, Deputy Director of Public Works  
Author Sullivan, A Regional Coalition for Housing (ARCH)  
Mike Stanger, ARCH

### **CALL TO ORDER**

Chair Collins called the Sammamish Planning Commission meeting to order at 6:45 PM

### **APPROVAL OF AGENDA**

Co-Chair Crandall motioned to approve the Agenda; seconded - **Approved 7:0**. The Agenda was approved as read.

### **APPROVAL OF THE MINUTES**

Commissioner Brooks moved to approve the July 20, 2017 minutes as presented; seconded - **Approved 7:0**

### **Public Comment: Non-Agenda: (3 Min Individual / 5 Min Representative)**

No Non-Agenda Public Comment

### **Public Comment Closed**

### **NEW BUSINESS 6:50 PM** ([Bookmarked Video Link](#))

#### **Housing Strategy Update – Work Session**

Staff commenced presentation.

*Overview:*

The City of Sammamish adopted an amended Housing Element of the Comprehensive Plan in December 2016 (originally adopted in October 2015). One of the policies in the Housing Element is to develop a Housing Strategy Plan to implement the goals and policies in the Comprehensive Plan. The City's current Housing Strategy Plan was adopted in 2006. The purpose of the Housing Strategy Plan is to identify a wide variety of tasks that the City might undertake over time to implement the current Housing Element goals and policies. The intent of the kick-off meeting is to provide the context for the Housing Strategy Plan update. City and ARCH staff presented information to help guide the Commission's discussion. ARCH staff led a discussion and exercise on housing types throughout the City of Sammamish and garnered Planning Commission feedback

Packet material can be found [here](#)

**Commission and Staff commenced discussion:**

Commissioner Garrison asked staff why Transit Oriented and Manufactured Housing is not included in the low- to moderate-income ranges.

Staff responded that they would prepare an answer for the next meeting that covers the Housing Strategy Plan in more detail.

Commissioner Brooks mentioned that he would like to see which of the goals that were presented in staff's presentation can be done right now with the tools available and which ones will take council action or need regulatory changes.

Staff responded that the table presented is supposed to help show that, but it can be tweaked to increase clarity.

Commissioner Brooks added that there should be additional emphasis on promoting green building and not just continuing with the way building has been done in the past.

Commissioner Garrison asked that staff add more strategies related to social and health services.

**NEW BUSINESS 7:45 PM ([Bookmarked Video Link](#))**

**Stormwater Code Updates – Work Session**

Staff commenced presentation.

*Overview:*

The Department of Public Works is proposing code amendments to Chapters 13.15, 13.20, 13.30, and 21A.15 SMC and Sammamish Addendum to the 2016 KCSWDM Surface Water Runoff Code for review and discussion at the September 6, 2017 Planning Commission Meeting.

Packet material can be found [here](#)

**Commission and Staff commenced discussion:**

Commissioner Anderson asked staff to explain what has changed in terms of flooding and erosion in the Inglewood area since the emergency ordinance in 2014 was enacted.

Staff responded that the Inglewood Hill storm water retrofit allows for homeowners to tightline to the system which helps avoid erosion of channels and reduces flooding of adjacent neighbors. However this system does not benefit the citizens south of it.

Commissioner Garrison believes that some of the regulations are over burdensome, such as instances in which impervious surface is replaced with impervious surface. The 1,000 square feet trigger for drainage review seems over burdensome for someone trying to do an addition to an existing home, especially if it is being added on top of existing impervious.

Staff responded that the square footage threshold was originally intended for reviewing new homes and new development. Staff is proposing to remove the section regarding replacing impervious surface with impervious surface.

Commissioner Brooks asked for the source of the landslide hazard area maps that the City uses to make decisions.

Staff responded that the maps were inherited from King County and they are based off of contours and LIDAR data. The maps are used to assist staff in understanding the environmental constraints that may be present in certain areas. Applicants are required to do on-site reconnaissance for purposes of development review conducted by City staff.

Commissioner Brooks asked if staff is looking at the cumulative effect of all of the 1,000 square foot projects as they add up.

Staff responded that they do look at the cumulative effect and that certain drainage requirements are required for development over 1,000 square feet. It is possible for projects to come in at 999 square feet that would not require certain drainage requirements.

**Public Comment: Agenda: (7 Min) 8:33 PM ([Bookmarked Video Link](#))**

Jeffrey Weems – 941 206<sup>TH</sup> PL NE  
Topic: Storm Water Code Update

Laurien LaPema – 905 206<sup>TH</sup> PL NE  
Topic: Storm Water Code Update

Jay Rockney – 1218 206<sup>TH</sup> PL NE  
Topic: Storm Water Code Update

Mary Wictor – 408 208<sup>TH</sup> AVE  
Topic: Storm Water Code Update

Ernie Marshand – 1511 208<sup>TH</sup> AVE NE  
Topic: Storm Water Code Update

**Public Comment Closed**

**Motion to Adjourn:** Commissioner Garrison motioned to adjourn; seconded. **Approved 7:0**  
Meeting adjourned at 9:03 PM.

Chair: Shanna Collins

PC Coordinator: Kevin Johnson

[Video Audio Record 09/06/2017](#)

*Roberts Rules of Order applied: [RONR (10<sup>TH</sup> ed.), p. 451, 1. 25-28]*